

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 14, 1969

Appeal No. 10021 Randall C. King, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. Samuel Scrivener, Jr. and William S. Harps absent, the following Order was entered at the meeting of the Board on May 20, 1969.

EFFECTIVE DATE OF ORDER - July 1, 1969

ORDERED:

That the appeal for variance from the rear yard and lot occupancy requirements of the R-4 District to permit a 2-story rear addition at 634 G Street, SE., lot 807, Square 877, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a three-story brick building on a lot measuring 29 ft. in width and 100 ft. in depth. The property has a thirteen (13) ft. rear yard.
3. Appellant proposes to construct a two (2) story rear addition measuring 21 ft. by 13 ft. in order to provide a garage on the ground level and a solarium on the upper level.
4. The proposed addition will exceed permitted lot coverage by approximately 100 sq. ft.
5. Appellant alleges that many of the single-family dwellings have private garages.
6. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
CHARLES E. MORGAN  
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.